



MORTGAGE LOAN DISCLOSURE STATEMENT/GOOD FAITH ESTIMATE
NONTRADITIONAL MORTGAGE PRODUCT

RE 885 (New 3/07)

Borrower’s Name(s): _____

Real Property Collateral: The intended security for this proposed loan will be a Deed of Trust on (street address or legal description) _____

This joint Mortgage Loan Disclosure Statement/Good Faith Estimate is being provided by _____ ,
a real estate broker acting as a mortgage broker, pursuant to the Federal Real Estate Settlement Procedures Act (RESPA) if applicable and
similar California law. In a transaction subject to RESPA, a lender will provide you with an additional Good Faith Estimate within three
business days of the receipt of your loan application. You will also be informed of material changes before settlement/close of escrow.
The name of the intended lender to whom your loan application will be delivered is:

☐ Unknown ☐ _____ (Name of lender, if known)

GOOD FAITH ESTIMATE OF CLOSING COSTS

The information provided below reflects estimates of the charges you are likely to incur at the settlement of your loan. The fees, com-
missions, costs and expenses listed are estimates; the actual charges may be more or less. Your transaction may not involve a charge for
every item listed and any additional items charged will be listed. The numbers listed beside the estimated items generally correspond to
the numbered lines contained in the HUD-1 Settlement Statement which you will receive at settlement if this transaction is subject to
RESPA. The HUD-1 Settlement Statement contains the actual costs for the items paid at settlement. When this transaction is subject to
RESPA, by signing page three of this form you are also acknowledging receipt of the HUD Guide to Settlement Costs.

HUD-1	Item	Paid to Others	Paid to Broker
800	<i>Items Payable in Connection with Loan</i>		
801	Lender's Loan Origination Fee	\$ _____	\$ _____
802	Lender's Loan Discount Fee	\$ _____	\$ _____
803	Appraisal Fee	\$ _____	\$ _____
804	Credit Report	\$ _____	\$ _____
805	Lender's Inspection Fee	\$ _____	\$ _____
808	Mortgage Broker Commission/Fee	\$ _____	\$ _____
809	Tax Service Fee	\$ _____	\$ _____
810	Processing Fee	\$ _____	\$ _____
811	Underwriting Fee	\$ _____	\$ _____
812	Wire Transfer Fee	\$ _____	\$ _____
		\$ _____	\$ _____
900	<i>Items Required by Lender to be Paid in Advance</i>		
901	Interest for ____ days at \$_____ per day	\$ _____	\$ _____
902	Mortgage Insurance Premiums	\$ _____	\$ _____
903	Hazard Insurance Premiums	\$ _____	\$ _____
904	County Property Taxes	\$ _____	\$ _____
905	VA Funding Fee	\$ _____	\$ _____
		\$ _____	\$ _____
1000	<i>Reserves Deposited with Lender</i>		
1001	Hazard Insurance: ____ months at \$_____ /mo.	\$ _____	\$ _____
1002	Mortgage Insurance: ____ months at \$_____ /mo.	\$ _____	\$ _____
1004	Co. Property Taxes: ____ months at \$_____ /mo.	\$ _____	\$ _____
		\$ _____	\$ _____
1100	<i>Title Charges</i>		
1101	Settlement or Closing/Escrow Fee	\$ _____	\$ _____
1105	Document Preparation Fee	\$ _____	\$ _____
1106	Notary Fee	\$ _____	\$ _____
1108	Title Insurance	\$ _____	\$ _____
		\$ _____	\$ _____
1200	<i>Government Recording and Transfer Charges</i>		
1201	Recording Fees	\$ _____	\$ _____
1202	City/County Tax/Stamps	\$ _____	\$ _____
		\$ _____	\$ _____
1300	<i>Additional Settlement Charges</i>		
1302	Pest Inspection	\$ _____	\$ _____
		\$ _____	\$ _____
Subtotals of Initial Fees, Commissions, Costs and Expenses		\$ _____	\$ _____
Total of Initial Fees, Commissions, Costs and Expenses		\$ _____	
Compensation to Broker (Not Paid Out of Loan Proceeds):			
Mortgage Broker Commission/Fee		\$ _____	
Any Additional Compensation from Lender		<input type="checkbox"/> No	<input type="checkbox"/> Yes
(Yield Spread Premium or Other Rebate)		\$ _____ (if known)	

ADDITIONAL REQUIRED CALIFORNIA DISCLOSURES

I. Proposed Loan Amount:

\$

Initial Commissions, Fees, Costs and Expenses Summarized on Page 1:

\$

Payment of Other Obligations (List):

Credit Life and/or Disability Insurance (see VI below)

\$

\$

\$

Subtotal of All Deductions:

\$

Estimated Cash at Closing

To You

That you must pay

\$

II. Proposed Loan Term:

Years

Months

III. Proposed Interest Rate:

%

Fixed Rate

Initial Variable Rate

Initial Variable Rate in effect for

Months

IV. Fully Indexed Interest Rate

%

V. Maximum Interest Rate

%

VI. Proposed Initial (Minimum) Loan Payment

\$

Monthly

VII. Interest Rate can Increase

%

each

Months

VIII. Payments Options end after

Months

or

%

of Original Balance, whichever comes first

IX. After

months

you will not have the option to make minimum or interest only payments and negative amortization (increases in your principal balance), if any, will no longer be allowed. Assuming you have made minimum payments, you may then have to make principal and interest payments of \$

at the maximum interest rate in effect for the remaining

months

of the loan. These payments will be significantly higher than the minimum or interest only payments.

X. If your loan contains negative amortization, at the time no additional negative amortization will accrue, your loan balance will be \$

assuming minimum payments are made.

XI. The loan is subject to a balloon payment:

No

Yes.

If Yes, the following paragraph applies and a final balloon payment of \$

will be due on

/

/

/

[estimated date (day/month/year)].

NOTICE TO BORROWER: IF YOU DO NOT HAVE THE FUNDS TO PAY THE BALLOON PAYMENT WHEN IT COMES DUE, YOU MAY HAVE TO OBTAIN A NEW LOAN AGAINST YOUR PROPERTY TO MAKE THE BALLOON PAYMENT. IN THAT CASE, YOU MAY AGAIN HAVE TO PAY COMMISSIONS, FEES, AND EXPENSES FOR THE ARRANGING OF THE NEW LOAN. IN ADDITION, IF YOU ARE UNABLE TO MAKE THE MONTHLY PAYMENTS OR THE BALLOON PAYMENT, YOU MAY LOSE THE PROPERTY AND ALL OF YOUR EQUITY THROUGH FORECLOSURE. KEEP THIS IN MIND IN DECIDING UPON THE AMOUNT AND TERMS OF THIS LOAN.

XII. Prepayments: The proposed loan has the following prepayment provisions.

No prepayment penalty.

Other (see loan documents for details).

Any payment of principal in any calendar year in excess of 20% of the

original balance

unpaid balance

 will include a penalty not to exceed months advance interest at the note rate, but not more than the interest that would be charged if the loan were paid to maturity (see loan documents for details).

XIII. Credit Life and/or Disability Insurance: The purchase of credit life and/or disability insurance by a borrower is NOT required as a condition of making this proposed loan.

Other Liens: Are there liens currently on this property for which the borrower is obligated?

No

Yes

If Yes, describe below:

Lienholder's Name

Amount Owing

Priority

Liens that will remain or are anticipated on this property after the proposed loan for which you are applying is made or arranged (including the proposed loan for which you are applying):

Lienholder's Name

Amount Owing

Priority

NOTICE TO BORROWER: Be sure that you state the amount of all liens as accurately as possible. If you contract with the broker to arrange this loan, but it cannot be arranged because you did not state these liens correctly, you may be liable to pay commissions, costs, fees, and expenses even though you do not obtain the loan.

XIV. Article 7 Compliance: If this proposed loan is secured by a first deed of trust in a principal amount of less than \$30,000 or secured by a junior lien in a principal amount of less than \$20,000, the undersigned broker certifies that the loan will be made in compliance with Article 7 of Chapter 3 of the Real Estate Law.

A. This loan

may

will

will not be made wholly or in part from broker controlled funds as defined in Section 10241(j) of the Business and Professions Code.

B. If the broker indicates in the above statement that the loan "may" be made out of broker-controlled funds, the broker must inform the borrower prior to the close of escrow if the funds to be received by the borrower are in fact broker-controlled funds.

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